

IDAHO REAL ESTATE APPRAISER BOARD
Bureau of Occupational Licenses
700 West State Street, P.O. Box 83720
Boise, ID 83720-0063

Board Meeting Minutes of 12/10/2018

BOARD MEMBERS PRESENT: Paul J Morgan - Chair
H Scott Calhoun
Brent Lee Stanger
B Jane McClaran
Eric J Brinton

BUREAU STAFF: Tana Cory, Bureau Chief
Dawn Hall, Deputy Bureau Chief
Julie Eavenson, Administrative Support Manager
Lori Peel, Investigative Unit Manager
Maurie Ellsworth, General Counsel
Cesley Metcalfe, Technical Records Specialist II

OTHERS PRESENT: Cahit Denktas, Core Valuation Management, Inc.

The meeting was called to order at 8:30 AM MST by Paul J Morgan.

APPROVAL OF MINUTES

Ms. McClaran made a motion to approve the minutes of October 25, 2018 as corrected. It was seconded by Mr. Stanger. Motion carried.

LEGISLATIVE REPORT

Ms. Cory stated that the proposed rules are posted on the Board's website and were published in the December bulletin. Board members will be informed when the proposed rules are scheduled to be heard by the Legislature.

Ms. Cory stated that the Bureau has been working on putting together legislative outreach meetings similar to last year. Ms. Cory attended meetings with local Legislators and members from multiple boards in Bellevue, Idaho Falls, Twin Falls, and Pocatello.

Ms. Cory stated that there will be a legislative outreach meeting in Coeur d'Alene on December 12, 2018 and that Bureau staff will work on scheduling meetings in southwest Idaho during the first two weeks of the 2019 Legislative Session.

INTERIM COMMITTEE: OCCUPATIONAL LICENSING & CERTIFICATION LAWS COMMITTEE

Ms. Eavenson stated that the committee met November 26, 2018 and made one recommendation to provide for the possibility of bringing endorsement legislation during the 2019 session, and also accepted the draft legislation for reauthorization of the committee.

Ms. Eavenson stated that she recently represented the Executive Branch of Idaho at the National Conference of State Legislatures (NCSL) meeting on licensure in Tampa, Florida, with Senator Lakey, Senator Den Hartog, and Representative DeMordaunt. The intensive three-day meeting included review of multiple states' licensure requirements and processes. Based on discussions held at the meeting, two predominant goals emerged for the Idaho team: defining and implementing consistent licensure requirements for current military service members, veterans, and current member's spouses; and harmonizing many licensure requirements, including endorsement and continuing education, across Boards in Idaho.

FINANCIAL REPORT

Ms. Hall gave the financial report, which indicated that the Board had a cash balance of \$713,538.15 as of November 30, 2018.

INVESTIGATIVE REPORT

Ms. Peel gave the investigative report, which is linked above.

FOR BOARD DETERMINATION

Mr. Calhoun made a motion to approve the Bureau's recommendation and authorize closure in case I-REA-2019-2. It was seconded by Mr. Stanger. Motion carried.

OPEN MEETING LAW

Mr. Ellsworth presented a training session on the Idaho open meeting law.

NEW BUSINESS

EXECUTIVE SESSION

Mr. Calhoun made a motion that the Board go into executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law. The purpose of the executive session was to consider license application materials. It was seconded by Mr. Brinton. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Ms. McClaran, aye; Mr. Stanger, aye; and Mr. Brinton, aye. Motion carried.

Ms. McClaran made a motion to come out of executive session. It was seconded by Mr. Brinton. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Ms. McClaran, aye; Mr. Stanger, aye; and Mr. Brinton, aye. Motion carried.

Mr. Calhoun made a motion to approve the following pending receipt of additional information:

901161595

It was seconded by Mr. Brinton. Motion carried.

APPLICATIONS

Mr. Calhoun made a motion to approve the following pending receipt of additional information:

901161595

It was seconded by Mr. Brinton. Motion carried.

OLD BUSINESS

The Board reviewed the To Do List and no action was taken.

NEW BUSINESS

CORRECTIVE EDUCATION

The Board discussed four disciplinary courses available as corrective education courses for USPAP violations and directed Bureau staff to provide the course information to the Board prosecutor for consideration in settlement negotiations.

APPRAISAL MANAGEMENT COMPANY (AMC) DOCUMENT REQUIREMENTS

The Board discussed Appraisal Management Company (AMC) document requirements for multiple scenarios. When reinstating an expired registration, the AMC must provide a current surety bond or letter of credit; a current panel list; and an updated Consent to Service form. When cancelling a registration, the AMC must provide effective dates in a written request to cancel the registration. When adopting a trade name, the AMC must provide written notification, including a copy of its filing with the Idaho Secretary of State. If the Bureau receives notice of a cancelled surety bond or letter of credit, a letter will be mailed to the AMC to provide proof of a current surety bond or letter of credit within fourteen (14) days.

FREQUENTLY ASKED QUESTIONS WEBSITE PAGE

Mr. Calhoun made a motion directing Bureau staff to add information regarding trainee supervised experience requirements to the frequently asked questions page of the website and to update all USPAP citations. It was seconded by Mr. Stanger. Motion carried.

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Mr. Calhoun made a motion to come out of executive session. It was seconded by Ms. McClaran. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Ms. McClaran, aye; Mr. Stanger, aye; and Mr. Brinton, aye. Motion carried.

CORRESPONDENCE

Mr. Calhoun made a motion directing Bureau staff to respond to correspondence from an individual stating that his original license was revoked on August 19, 2013; that the Board will review any application the individual submits after the balance of a \$4,000.00 fine is paid; and that the Board will not waive any licensure requirements. It was seconded by Mr. Brinton. Motion carried.

The Board reviewed correspondence from a real estate appraiser trainee in California who wanted to know if his experience hours in California will count toward licensure in Idaho. Ms. McClaran made a motion directing Bureau staff to send a response that stated the following: due to the difference in California requirements which do not require a registered supervisor trainee relationship, and the fact that Idaho does, the individual would be unable to take the licensure examination in Idaho, but the Board would consider an application for reciprocity after a California license has been secured. The response will be reviewed and signed by the Board Chair. It was seconded by Mr. Brinton. Motion carried.

The Board reviewed correspondence from The Appraisal Foundation. No action was taken.

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license application materials. It was seconded by Ms. McClaran. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Ms. McClaran, aye; Mr. Stanger, aye; and Mr. Brinton, aye. Motion carried.

Mr. Calhoun made a motion to come out of executive session. It was seconded by Mr. Brinton. The vote was: Mr. Morgan, aye; Mr. Calhoun, aye; Ms. McClaran, aye; Mr. Stanger, aye; and Mr. Brinton, aye. Motion carried.

APPLICATIONS

Mr. Calhoun made a motion to approve the following pending receipt of additional information and review by a Board member:

901095407

It was seconded by Ms. McClaran. Motion carried.

Mr. Calhoun made a motion to approve the following for examination:

901143853
901149719
901054357

It was seconded by Ms. McClaran. Following discussion, Mr. Calhoun amended the motion to include the following in the approval for examination:

901163405

Ms. McClaran seconded the amended motion. Motion carried.

Mr. Stanger made a motion to approve the following for licensure:

LENDERS ALLIES, INC	AMC-4843
DAVID HAYWARD	CGA-4844
JEFF HURT	CRA-4858
DAVID HOPKINS	TCGA-4862

It was seconded by Mr. Calhoun. Motion carried.

NEXT MEETING was scheduled for February 11, 2019 at 8:30 AM MST.

ADJOURNMENT

Mr. Calhoun made a motion to adjourn the meeting at 1:21 PM MST. It was seconded by Ms. McClaran. Motion carried.

Paul J Morgan, Chair

H Scott Calhoun

Brent Lee Stanger

B Jane McClaran

Eric J Brinton

Tana Cory, Bureau Chief